BILL GARRETT, Davidson County
Trans:T20160027960 DEEDWARR
Recvd: 04/06/16 12:33 3 pgs
Fees:18.00 Taxes:2155.25
20160406-0032986

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

PREPARED BY (AND RETURN TO):
*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*
*Email*

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58200

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Gabriel Starace<br>4906 Nebraska Ave.<br>Nashville, TN 37209 | **SAME AS NEW OWNER** |

**TAX MAP PARCEL NUMBERS:** 10303023201

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$582,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Aaron L. Fitzsimmons and wife, Jennifer Marie Fitzsimmons**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gabriel Starace, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 of Block 8 on the West Extension of Sylvan Park, not of record, described as follows:

Said Lot No. 4 fronts 50 feet on the north side of Nebraska Avenue and extends back between parallel lines, parallel to and 160 feet west of the west margin of 49th Avenue North, 210 feet to a dead line.

Being the same property conveyed to Aaron L. Fitzsimmons, unmarried, by Warranty Deed from J. S. Harvard Reynolds, dated August 4, 2006 and recorded on September 5, 2006 of record in Instrument No. 20060905-0109173, Register's Office for Davidson County, Tennessee. A Tenancy by the Entirety was created in Aaron L. Fitzsimmons and wife, Jennifer Marie Fitzsimmons by Quitclaim Deed of record in Instrument No. 20081217-0120629, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 10303023201.
Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 5527, page 570, said Register's Office.

This instrument is executed on behalf of Aaron L. Fitzsimmons by Jennifer Marie Fitzsimmons pursuant to a Power of Attorney executed by him on the 1st day of April, 2016, of record in Instrument No. 20160406-0032985, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

**This is improved property, known as 4906 Nebraska Avenue, Nashville, TN 37209**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 4th day of April, 2016.

Aaron L. Fitzsimmons by Jennifer Marie Fitzsimmons, Attorney-In-Fact

Jennifer Marie Fitzsimmons

**State of** Tennessee

**County of** Davidson

On this 4th day of April, 2016, before me the undersigned authority, personally appeared **Jennifer Marie Fitzsimmons**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____ Notary

**State of** Tennessee

**County of** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jennifer Marie Fitzsimmons** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Aaron L. Fitzsimmons**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 2016.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____ Notary

**State of** Tennessee

**County of** Davidson

## AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $582,500.00.

Affiant

Sworn and subscribed before me this 4th day of April, 2016.

Notary

My Commission Expires: 11/5/19

MINDY CLAUD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# EXHIBIT "A"
To
Warranty Deed

**FROM: Aaron L. Fitzsimmons and Jennifer Marie Fitzsimmons**

**TO: Gabriel Starace**

State of Tennessee
County of Davidson

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jennifer Marie Fitzsimmons, Affiant

Sworn to and subscribed before me this 4th day of April, 2016.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019